



ROCKWALL CITY COUNCIL MEETING

Monday, June 2, 2025 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller and Councilmembers Sedric Thomas, Melba Jeffus, Dennis Lewis and Richard Henson. Also present were City Manager, Mary Smith; Assistant City Manager, Joey Boyd; and City Attorney, Frank Garza. Councilmember Anna Campbell was absent from the meeting.

Mayor McCallum then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

At 5:44 p.m., Mayor McCallum and Councilmembers Moeller, Thomas and Lewis came out of Executive Session. The Mayor briefly called the public meeting to back to order and explained that one additional item will be discussed in Executive Session. He then read the following agenda item into the public record: Consent Agenda Item #8 – “Consider approval of an ordinance to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. (1st reading).” The mayor then recessed the public meeting again to go back in to Executive Session and discuss this particular agenda item, pursuant to §551.071 (Consultation with Attorney).

II. Executive Session

1. Discussion regarding (re)appointments of Presiding Judge and Associate Judge of the Rockwall Municipal Court, pursuant to Section, §551.074 (Personnel Matters)
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of 806 Davy Crockett and in the vicinity of Lofland/Myers Park, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding terms of contract and legal options with solid waste contractor pursuant to Section 551.071 (Consultation with Attorney)
5. Discussion regarding legal advice associated with water supply contracts with City of Heath, pursuant to §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:53 p.m.

IV. Reconvene Public Meeting (6:00 P.M.)

Mayor McCallum reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Jeffus

Councilmember Jeffus delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. ALS Awareness Month Proclamation

Mayor McCallum explained that a resident living in our city, Penny Cothran, recently requested this proclamation and had hoped it might be read in May. However, with all the celebrations (of newly elected, incoming councilmembers), the mayor respectfully asked Ms. Cothran if it could be moved to the first meeting in June instead because he wanted to be sure it had the serious attention it deserves. The mayor then read the proclamation and indicated the city will get this proclamation to Ms. Cothran since she could not be present this evening in person.

2. Elder Abuse Awareness & Prevention Month Proclamation

Mayor McCallum called forth Ms. Amanda Sutherland, Program Administrator with Adult Protective Services (APS). He then read and presented her with this proclamation. She subsequently thanked him and the City for issuing this proclamation to raise awareness and for its continued support of APS.

3. Rockwall Police Department: Unit Certificate of Merit - Criminal Investigations Division

The following was read regarding this Unit Certificate of Merit recognition:

The Criminal Investigation Division recently investigated three major cases that occurred within a span of 26 days and required significant allocation of resources, collaboration with outside law enforcement partners, and intensive investigative effort.

The first major case occurred on Monday, September 30, 2024 when an infant was kidnapped by her biological parents who had temporarily lost custody of the child. This incident sparked an Amber Alert prompting a nationwide search for the child. Within approximately seven and a half hours, detectives determined the suspects were traveling out of state and with the assistance of the Missouri Highway Patrol, the vehicle was located, the child was safely recovered, and the two suspects were arrested for Aggravated Kidnapping.

In early morning hours of Thursday, October 17th, 2024 Detectives were called to the scene of an individual in the parking lot at the Harbor who was found deceased from an apparent gunshot wound. The investigation that followed established that three individuals followed the man to a work site, robbed him at gunpoint, stole his truck, and shot him as they were leaving the area. Detectives quickly developed a vehicle of interest which was stopped in a nearby county approximately 10 and half hours after the offense. All three suspects were subsequently arrested and charged with Capital Murder.

On October 26th, 2024 a resident of an apartment complex was violently assaulted in a parking garage by a several individuals. During the assault, a firearm was brandished and the victim's purse was stolen. Using various investigative techniques, the suspects were quickly identified and the Rockwall PD SWAT team served a high-risk search warrant in Mesquite, TX where two suspects were located and charged with Aggravated Robbery. A third suspect was also later charged.

These sorts of complex felony cases demand a great deal of work hours, investigative strategy, and cooperation with local, state, and federal partners. It is clear that the detectives, property clerk and their supervisors went above and beyond and performed incredibly well through dynamic and ever-changing circumstances that resulted in the arrest of multiple felony offenders and brought a measure of justice to the victims and their families in these incidents. These police professionals went above and beyond and based on their exemplary performance through complex circumstances, a Certificate of Merit is being conferred to Sergeants Jose Urive and Craig Goff, Detectives Kevin Tilley, Laurie Burks, Phillip Young, Jalena Page, John Tinsley, Steven Nagy, Michael Manuel, Jake West, and Property Technician Debra Helfrich.

Both Police Chief Ed Fowler and Mayor McCallum thanked these professionals for the work they do, including the countless hours and efforts invested to make Rockwall a safe place.

VII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the City Manager to finalize the purchase of land located at 806 Davy Crockett. Mayor McCallum seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Mayor Pro Tem Moeller moved to reappoint Municipal Court Presiding Judge, Matthew Scott and Associate Judge, Ryan Lee for an additional two-year term. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Regarding the Main Street Advisory Board, Mayor Pro Tem Moeller moved to appoint Jason Bietendorf to fill a vacant seat with an initial, partial term through Aug. of 2025 and then a subsequent, full two-year term through Aug. of 2027. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Councilmember Lewis then moved to appoint Andrew Hillis to the city's ART Commission to fill a vacant seat for a partial term to expire in August of 2026. Councilmember Jeffus seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

IX. Consent Agenda

1. Consider approval of the minutes from the May 19, 2025 city council meeting, and take any action necessary.

2. **Z2025-017** - Consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary **(2nd Reading)**.
3. **Z2025-018** - Consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary **(2nd Reading)**.
4. **Z2025-020** - Consider a request by Justin Jeffus for the approval of an **ordinance** for a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary **(2nd Reading)**.
5. **Z2025-021** - Consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary **(2nd Reading)**.
6. **P2025-009** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (*FM-740*) and La Jolla Pointe Drive, and take any action necessary.
7. **P2025-017** - Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of a Replat for Lot 7, Block A, Harbor District Addition being a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.
8. Consider approval of an ordinance to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. **(1st reading)**
9. Consider a recommendation of the Hotel Occupancy Tax (HOT) Subcommittee to award funding to the Rockwall Professional Firefighter's Association for its Firefighter's Ball in the amount of \$40,000 and authorize the City Manager to execute the associated contract, and take any action

necessary.

Mayor McCallum pulled items #7 and #8 for separate consideration, then moved to approve the remaining Consent Agenda items (#s 1, 2, 3, 4, 5, 6, and 9). Councilmember Jeffus seconded the motion. The ordinance captions were then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-29
SPECIFIC USE PERMIT NO. S-362**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPERSEDING *ORDINANCE NO. 04-16*, AND AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 25-30**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 2.581-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 25-31
SPECIFIC USE PERMIT NO. S-363**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 25-32**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

This motion to approve the Consent Agenda, minus items #7 and #8 passed by a vote of 6 ayes with 1 absence (Campbell).

Mayor McCallum then asked Planning Director, Ryan Miller, to provide some clarification on Consent Agenda item #7, specifically pertaining to parking related concerns and limitations. Mr. Miller shared that this agenda item is related to the subdivision plat, which – he is obligated to say – does meet all the technical requirements. HG Supply did have a site plan that was approved back in the 2018 or 2019 timeframe, and they've had multiple revisions to that site plan over the years. Originally Council had given them the ability to offset 15 of the required parking spaces onto the Trend Tower garage. Ultimately, that was increased to 18 spaces through the site planning process. An additional site plan will go before the Planning & Zoning Commission on the 10th of this month. General discussion then ensued between the mayor and Mr. Miller related to the parking situation, associated maintenance costs and who is responsible for payment in that regard. Mr. Miller shared that staff has asked them, with their newest request, to go on their own to try and work out the parking situation. Their deadline is tomorrow. Mayor McCallum then indicated he would like to table this item so that parking issues may be addressed before this project moves forward any further. After expressing additional concerns about the parking situation at this location, Mayor McCallum moved to table this item. City Attorney Frank Garza interjected, indicating that this replat is subject to "the shot clock," which is a regulation the state legislature passed that takes authority away from cities. Mr. Miller shared that the way it works is – the Council has 30 days to act on a (re)plat, or it's automatically approved. The only extension to 60 days has to be requested by the applicant. So if Council does not act on this tonight, it will essentially be approved (by default). Mayor McCallum expressed disappointment about this, sharing that on any given night, patrons at Vidorra take up the whole parking lot, and the new, incoming restaurant – Finch – is not even open yet. So, the parking is very problematic, and it will be even more so once Finch and HG Supply come. Staff explained how it is working with the applicant regarding parking, encouraging them to exhaust all means, and staff will know more tomorrow.

Following additional comments regarding parking, Mayor McCallum made a motion to approve P2025-017. Councilmember Lewis seconded the motion, which then passed by a vote of 6 ayes with 1 absence (Campbell).

Regarding Consent Agenda item #8, Mayor Pro Tem Moeller expressed the belief that this "no parking" ordinance warrants some additional discussion with the school district before the city moves forward. So he

moved to table this item until the next city council meeting. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

X. Action Items

1. Discuss and consider a request for a sign variance related to materials standards for 3 pole signs at "The Plaza at Rockwall" shopping center located at 995 E. IH-30, and take any action necessary.

Jeffrey Widmer, the city's Building Official, provided background information concerning this agenda item. He explained that the shopping center had approached the city desiring to modify their existing identification signs along IH-30, and – after reviewing the request and verifying that what was being proposed met the city's sign ordinance standards - a permit was issued. However, shortly thereafter, the City discovered that the signs were modified with materials that were not an allowable – specifically wood. So staff contacted the applicant to ask them to modify their signs to come into compliance with the issued permit. Thereafter, the city received a request from the applicant asking to come before City Council to make a request for a variance to the city's materials standards.

Mr. Widmer further indicated that the original developer of the shopping center, Woodmont, came forth many years ago (in 2007) with a sign plan in which they asked for an additional sign (beyond what the sign ordinance allowed for at the time). Council granted their request, and two signs were allowed to be placed along the IH-30 service road, and those signs are there today. At that time, Council asked the applicant to wrap the steel signs in masonry, and the applicant agreed to do so. (So a total of 3 signs were erected – two on the IH-30 frontage road and one on Ralph Hall Pkwy.). Mr. Widmer went on to explain that a super majority vote of Council will be required in order for this materials-related variance request to be approved this evening since the location is within an Overlay District. Mr. Widmer then provided Council with the various options it has when considering what action to take in response to this request this evening.

Mayor McCallum then called forth the applicant.

Jason Horton with Signarama
9410 Dallas Pkwy., Suite 150
Frisco, TX 75033

Mr. Horton came forth as the applicant to address Council. Councilmember Lewis asked who made the decision to move forward with the wood material. Mr. Horton shared that it was the applicant. He shared that the decision was made not realizing that wood material was not even allowed. Councilmember Lewis asked who will be maintaining the signs. Mr. Horton shared that the shopping center owner will be maintaining it, and he went on to describe how it could be maintained and continue to look good over time. Councilmember Lewis strongly indicated that the shopping center owner cannot just do that – what was approved cannot just be changed. The applicant/shopping center owner cannot change his mind and just decide to go against what was previously approved by the city. Councilmember Lewis shared that, in addition to the shopping center owner, he (Mr. Horton) as a sign contractor also should have known that the material could not just be changed without city approval.

Mayor McCallum sought clarification from Mr. Garza, City Attorney, on what constitutes a 'super majority' this evening since Councilmember Campbell is absent. Mr. Garza shared that it will require 5 out of the 6 members this evening.

Mayor Pro Tem Moeller sought clarification on how long the cedar wood has been on there. Mr. Horton

shared that it has been up just within the last few months. He shared that, comparatively speaking, the real wood looked far better than the faux wood option. So, he explained, that is the reason why they went with the real wood instead. He shared that, since it is a (wood) wrap, eventually it will start peeling back.

Mayor McCallum shared that he was on the city council in 2007 and was there when the shopping center developer was asked to wrap the steel in masonry. Mayor McCallum went on to make a motion to deny this variance request. Councilmember Thomas seconded the motion, which passed unanimously of those present (6 ayes with 1 absence (Campbell)).

XI. City Manager's Report, Departmental Reports and Related Discussions Pertaining to Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

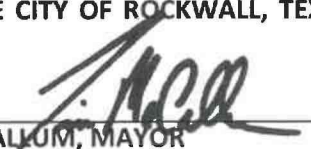
1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

City Manager, Mary Smith reminded the Council of the Police Awards banquet this Wednesday evening. She indicated that Concerts on the Lake continue, and Fourth of July celebrations are upcoming too. Mrs. Smith shared that the crowds at the concert series have been amazing so far this year.

XII. Adjournment

Mayor McCallum adjourned the meeting at 6:41 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 16th DAY OF JUNE, 2025.


TIM McCALLUM, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY

